



ARLINGTON FINANCE COMMITTEE
MINUTES OF MEETING

11/16/20 7:30 PM

Conducted by Remote Participation - Zoom Meeting

ATTENDEES:

Gibian	Padaria	Pokress*	Kellar*	McKenna*
Blundell*	Wallach*	Harmer*	Tosti*	
Ellis*	Foskett*	Deyst	Kocur*	
White	Beck	Jones*	Deshler*	
Franclemont	Howard	LaCourt*	Carman*	Diggins*

**Indicates present*

- 1 INTRODUCTION: Opened by the Chair at 7:30 PM. The rules governing online meetings were read, and it was announced that the meeting was being recorded.
- 2 COLLECTIVE BARGAINING: No contracts have been finalized in time for a Town Meeting vote. Carman moved a recommended vote of No Action, seconded by LaCourt, approved by unanimous roll call vote.
- 3 CPA: Carman moved to reaffirm the recommended vote to approve the CPA appropriations of the CPA Committee, seconded by McKenna, approved by unanimous roll call vote.
- 4 MINUTEMAN: Foskett, Carman and LaCourt met with the Town Manager and representatives of the Minuteman regional technical school to discuss the proposed borrowing to finance a new athletic complex on the site of the old school. (See attached presentation.) This was part of the original plan, but was not included in the original debt exclusion. Approximately \$1.9M to be borrowed as part of a ~\$5.9M budget, the remainder to be covered by the remainder of the original building project, the Minuteman rental revolving fund and the Minuteman stabilization account. Debt service would likely be

covered by estimated \$350-400K annual rental revenues. Project can be halted by negative vote of two member communities, but otherwise can proceed. Details in the attached file 20201110 MM Town Review V 4.0.pdf.

Discussion will continue at the next meeting.

5 SCHOOL SUPERINTENDENT SEARCH: Finance Committee members have been invited to interview the Superintendent candidates. Carman suggests for efficiency, members should forward questions to the school subcommittee, comprising Carman, Pokress and Shane.

McKenna moved to adjourn at 7:58, seconded by LaCourt, approved by unanimous vote.

Next meeting is Wednesday, November 18, 2020, 7:30PM via Zoom.

Alan Jones, 11/16/2020



MINUTEMAN REGIONAL VOCATIONAL TECHNICAL HIGH SCHOOL

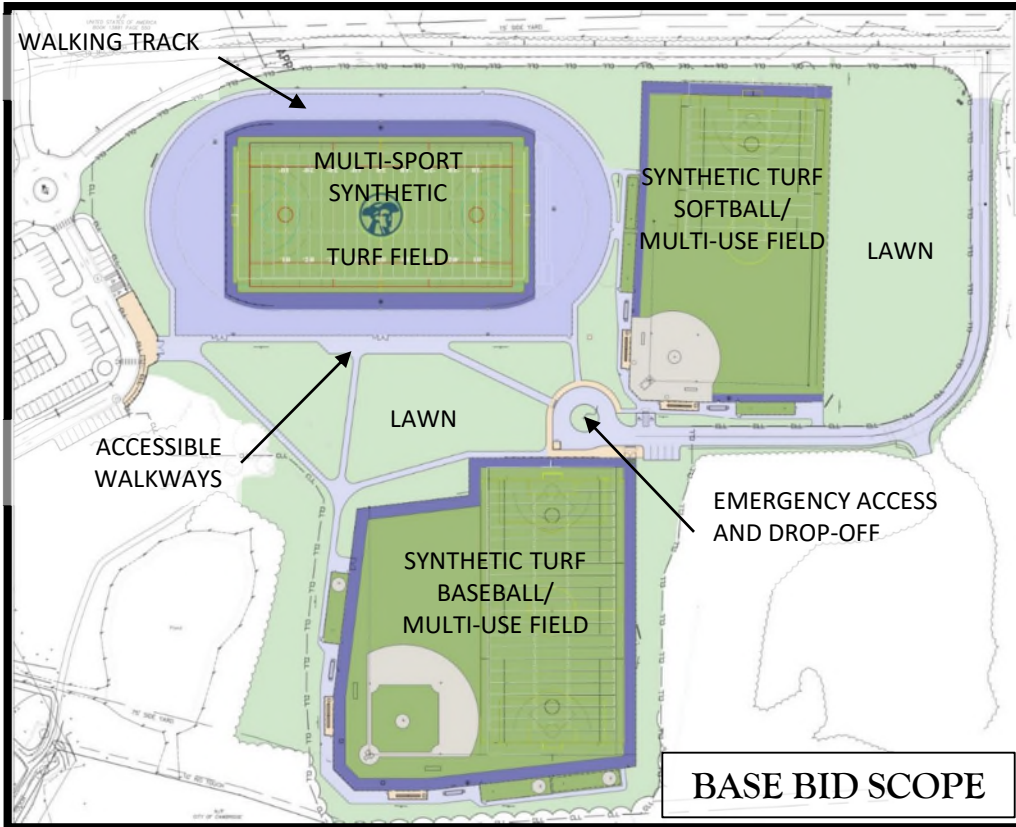
Athletic Complex Project Phase I Update



TO REVIEW

- MSBA Project 1 year early and ON Budget
- Original MSBA Budget Included minimal fields (<\$1M)
- Exemplary Project Management = \$4M available for fields
- Competitive Bidding = Great Pricing
- Economic/COVID Crisis = Low Interest Rates
- Small Incremental Investment = Greater Revenue Opportunity
 - All reports and data are available for review
 - Compressed time to act

ATHLETIC FIELDS PROJECT: BASE BID SCOPE



Estimated ≤ \$5,915,000

- MULTI-SPORT SYNTHETIC TURF STADIUM FIELD & EQUIPMENT
- ASPHALT WALKING TRACK & SPECTATOR FENCING
- SYNTHETIC TURF SOFTBALL/ MULTI-USE FIELD, DUGOUTS, BULLPENS, & BATTING CAGE
- SYNTHETIC TURF BASEBALL/ MULTI-USE FIELD, DUGOUTS, BULLPENS, & BATTING CAGE
- EMERGENCY VEHICLE ACCESS & VISITOR VEHICLE DROP-OFF/ PICK-UP LOOP
- ACCESSIBLE WALKWAYS, SAFETY NETTING, & SPECTATOR VIEWING AREAS
- MAINTENANCE EQUIPMENT
- SCOREBOARDS & UTILITIES FOR EACH FIELD

PROJECT BASE BID PLUS ALTERNATES

ALTERNATE #1/#2/#3

- STADIUM FIELD LIGHTING
- SOFTBALL/ MULTI-USE FIELD LIGHTING
- BASEBALL/ MULTI-USE FIELD LIGHTING

ALTERNATE #4

- COMPETITIVE RUNNING TRACK AND TRACK EVENTS

ALTERNATE #5

- NON-FIXED TRACK EQUIPMENT

ALTERNATE #6

- PERIMETER FENCING



FUNDING THE BASE BID SCOPE OF WORK

<u>Source of Funds</u>	<u>Amount</u>	<u>Comments</u>
MSBA Building Project	\$ 4,100,000	Pending Verified Close out
MM Facilities Rental Rev. Acct.	\$ 615,000	Current balance - \$725K
MM Stabilization Account	\$ 1,215,000	Current balance plus \$85k in FY22
	\$ 5,930,000	

BID RESULTS (NOT INCLUDING CONSTRUCTION SOFT COSTS): OCT 7, 2020

Company	Bid Price	Alt 1 Stadium Lighting	Sub-Total W/Alts 1	Alt 2 Softball Lighting	Sub-Total W/Alts 1 -2	Alt 3 Baseball Lighting	Sub-Total W/Alts 1 -3	Alt 4 Track & Field	Sub-Total W/Alts 1 -4	Alt 5 Equip	Sub-Total W/Alts 1 -5	Alt 6 Fence	Total W/Alts 1 -6
Heimlich Construction	\$4,444,000	\$400,000	\$4,844,000	\$259,000	\$5,103,000	\$360,000	\$5,463,000	\$614,000	\$6,077,000	\$283,000	\$6,360,000	\$90,000	\$6,450,000
Quirk Construction	\$5,350,000	\$400,000	\$5,750,000	\$240,000	\$5,990,000	\$353,000	\$6,343,000	\$720,000	\$7,063,000	\$250,000	\$7,313,000	\$95,000	\$7,408,000
D.W. White & Son	\$5,610,000	\$425,810	\$6,035,810	\$253,857	\$6,289,667	\$375,390	\$6,665,057	\$719,260	\$7,384,317	\$265,065	\$7,649,382	\$109,367	\$7,758,749
Argus Construction	\$5,760,000	\$440,000	\$6,200,000	\$270,000	\$6,470,000	\$405,000	\$6,875,000	\$650,000	\$7,525,000	\$310,000	\$7,835,000	\$99,000	\$7,934,000
R.A.D. Sports	\$5,979,000	\$471,145	\$6,450,145	\$288,392	\$6,738,537	\$427,046	\$7,165,583	\$926,714	\$8,092,297	\$90,857	\$8,183,154	\$105,070	\$8,288,224
Green Acres Construction	\$6,355,406	\$423,573	\$6,778,979	\$264,219	\$7,043,198	\$403,112	\$7,446,310	\$850,244	\$8,296,554	\$278,494	\$8,575,048	\$98,435	\$8,673,483
FieldTurf USA	\$6,414,528	\$461,265	\$6,875,793	\$310,160	\$7,185,953	\$413,052	\$7,599,005	\$1,483,003	\$9,082,008	\$229,510	\$9,311,518	\$142,380	\$9,453,898
H.I. Stone & Son	\$6,419,000	\$495,000	\$6,914,000	\$294,000	\$7,208,000	\$424,000	\$7,632,000	\$1,021,000	\$8,653,000	\$278,000	\$8,931,000	\$105,000	\$9,036,000

PROJECT BASE BID PLUS ALTERNATES

ALTERNATE #1/#2/#3

- STADIUM FIELD LIGHTING (\$400K)
- SOFTBALL/ MULTI-USE FIELD LIGHTING (\$259K)
- BASEBALL/ MULTI-USE FIELD LIGHTING (\$360K)

ALTERNATE #4 (\$614K)

- COMPETITIVE RUNNING TRACK AND TRACK EVENTS

ALTERNATE #5 (\$283K)

- NON-FIXED TRACK EQUIPMENT

ALTERNATE #6 (\$90K)

- PERIMETER FENCING



LOWEST QUALIFIED BID INCLUDING ALTERNATES

Project Components	Base Bid + Soft costs	Sub-Total W/Alt 1	Sub-Total W/Alts 1-2	Sub-Total W/Alts 1-3	Sub-Total W/Alts 1-4	Sub-Total W/Alts 1-5	Total W/Alts 1-6
Construction Budget	4,444,000	4,844,000	5,103,000	5,463,000	6,077,000	6,360,000	6,450,000
Contingency	444,400	484,400	510,300	546,300	600,000	600,000	600,000
SKANSKA (OPM)	315,000	315,000	315,000	315,000	315,000	315,000	315,000
KBA (Architect)	155,000	155,000	155,000	155,000	155,000	155,000	155,000
Other Costs (Fees, etc.)	141,000	141,000	141,000	141,000	141,000	141,000	141,000
Total – Project	5,499,400	5,939,400	6,224,300	6,620,300	7,288,000	7,571,000	7,661,000
10/27 Budget	5,752,000	5,752,000	5,752,000	5,752,000	5,752,000	5,752,000	5,752,000
DIFFERENCE	\$252,600	\$187,400	\$472,300	\$863,300	\$1,536,000	\$1,819,000	\$1,909,000

FUNDING THE BASE BID SCOPE PLUS ALTERNATES

<u>Source of Funds</u>	<u>Amount</u>	<u>Comments</u>
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MM Facilities Rental Revolving Acct.	\$ 615,000	Current balance - \$725K
MM Stabilization Account	\$ 1,215,000	Current balance plus \$85k in FY22
	\$ 5,930,000	
ALL ALTERNATES PHASE 1 FUNDS REQUIRED	(\$1,909,000)	BORROW @ Rate favorable < 1.7%)

REVENUE POTENTIAL PHASE 1 WITH LIGHTS ON ATHLETIC FIELDS

- **ANNUAL PHASE I FIELDS RENTAL REVENUE** (per Ballard-King report. CONSERVATIVE ESTIMATES)
 - **\$340,000 – Year 1 (partial year FY22)**
 - **\$400,000 – Year 2 (established FY23)**
- **PHASE I REDUCES EXPENSES FOR RENTAL FEES & TRANSPORTATION COSTS FOR MINUTEMAN ATHLETIC PROGRAMS: **\$75,000 - \$100,000/YR.****
- **LIGHTED ATHLETIC FIELDS WILL COMPLIMENT RENTAL REVENUE WITH OTHER DISTRICT RESOURCES (Theatre, gymnasium, corporate meeting rooms, courtyard, student union, restaurant, training areas and common spaces)**

MEMBER TOWN SHARE AND ANNUAL OPERATING CAPITAL COST ASSESSMENT INCREASE

FISCAL YEAR	ANNUAL PAYMENT	Acton 9.8%	Arlington 34.6%	Bolton 3.6%	Concord 8.0%	Dover 2.0%	Lancaster 10.9%	Lexington 16.0%	Needham 7.1%	Stow 8.1%
2021										
2022	223,250.00	21,858	77,130	8,018	17,865	4,352	24,338	35,634	15,915	18,140
2023	219,925.00	21,533	75,981	7,898	17,599	4,288	23,975	35,103	15,678	17,870
2024	216,600.00	21,207	74,832	7,779	17,333	4,223	23,613	34,572	15,441	17,600
2025	213,275.00	20,882	73,684	7,659	17,067	4,158	23,250	34,041	15,204	17,329
2026	209,950.00	20,556	72,535	7,540	16,801	4,093	22,888	33,511	14,967	17,059
2027	206,625.00	20,230	71,386	7,421	16,535	4,028	22,525	32,980	14,730	16,789
2028	203,300.00	19,905	70,237	7,301	16,269	3,963	22,163	32,449	14,493	16,519
2029	199,975.00	19,579	69,089	7,182	16,003	3,899	21,800	31,919	14,256	16,249
2030	196,650.00	19,254	67,940	7,062	15,737	3,834	21,438	31,388	14,019	15,979
2031	193,325.00	18,928	66,791	6,943	15,471	3,769	21,075	30,857	13,782	15,708

PROJECT SCOPE – PHASING 1

ANTICIPATED PROJECT CONSTRUCTION SCHEDULE

- PROJECT AWARD 10/28/2020
- SUBMITTALS 10/29/2020 – 12/18/2020
- MOBILIZATION 11/16/2020
- SITE & BASE WORK WINTER 2020 – SPRING 2021
- SYNTHETIC TURF SUMMER 2021
- MISC. SITE & LANDSCAPING FALL 2021
- SUBSTANTIAL COMPLETION OCTOBER 2021





MINUTEMAN REGIONAL VOCATIONAL TECHNICAL HIGH SCHOOL

Athletic Complex Project Update

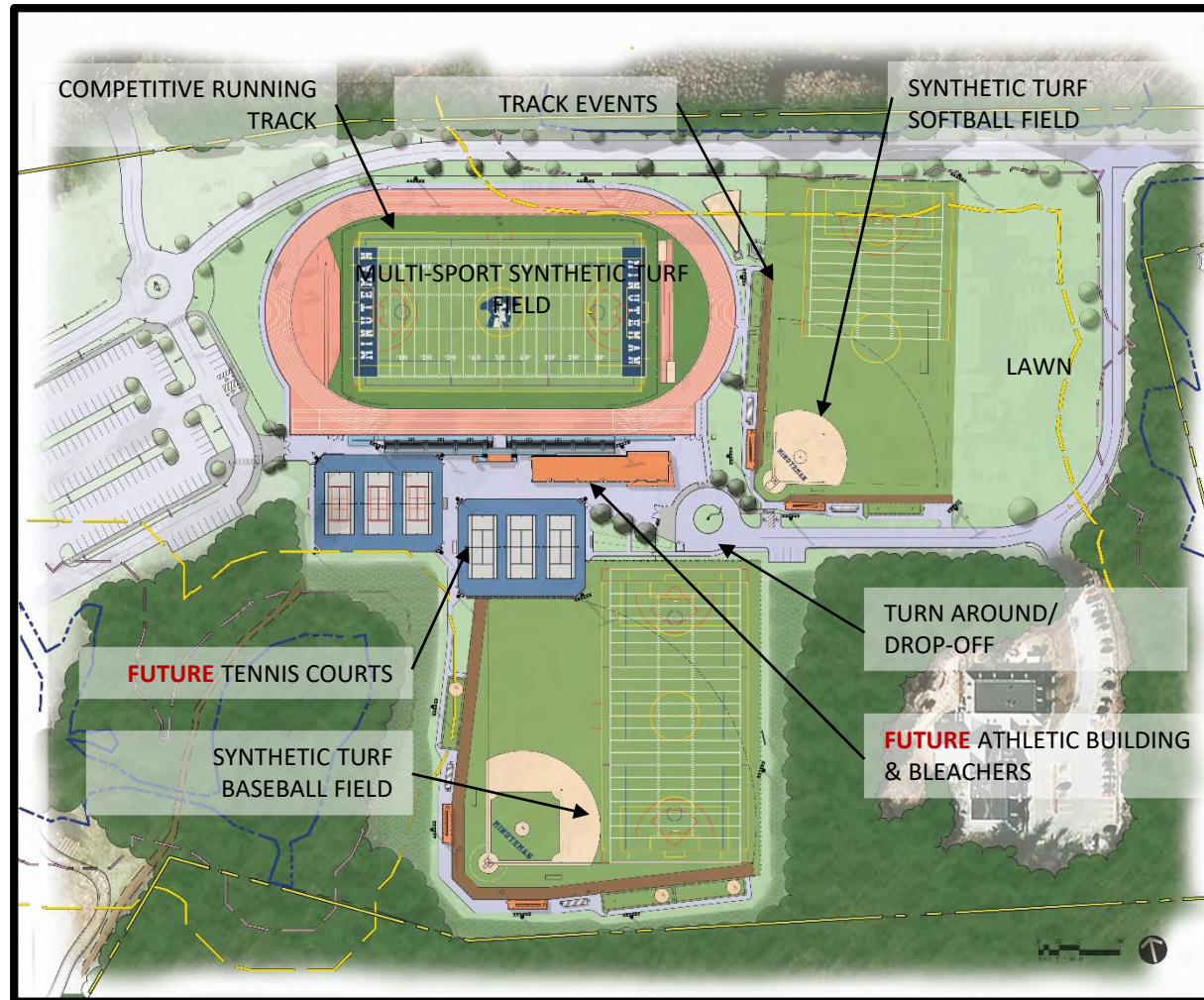


Thank You!
QUESTIONS?



MINUTEMAN
A REVOLUTION IN LEARNING

LATER PROJECT SCOPE: MORE EXPENSIVE BUT.....



- ✓ **SCOPE OF WORK COMPLETED**
- ✓ MULTI-SPORT SYNTHETIC TURF FIELD
- ✓ COMPETITIVE RUNNING TRACK
- ✓ TRACK EVENTS
- ✓ TRACK AND FIELD LIGHTING
- ✓ VEHICLE TURN AROUND/ DROP-OFF LOOP
- ✓ SYNTHETIC TURF VARSITY SOFTBALL FIELD
- ✓ SYNTHETIC TURF VARSITY BASEBALL FIELD
- ✓ BASEBALL AND SOFTBALL FIELD LIGHTING

☐ **SCOPE OF WORK NOT BUILT BUT PERMITTED**

- ☐ **ATHLETIC BUILDING**
- ☐ **1,200 SEAT STADIUM BLEACHERS**
- ☐ **TENNIS COURTS AND LIGHTING**

ESTIMATED ADDITIONAL PROJECT COST

▪ CONSTRUCTION	\$ 5,500,000
▪ ESCALATION (10%/YR)	\$ 1,650,000
▪ OWNER SOFT COSTS	\$ 1,150,000
▪ TOTAL	\$ 8,300,000

ANTICIPATED PROJECT SCHEDULE

▪ DESIGN	JUNE - JULY 2024
▪ BIDDING	AUGUST 2024
▪ CONSTRUCTION	SEPT. 2024 – SEPT. 2024 (12 MONTHS)